

# MEETING AGENDA



## Board of Zoning Appeals

City Hall • 3800 Municipal Way • Hilliard, Ohio 43026  
and Live-Streaming on YouTube

Thursday, July 21, 2022 | 7:00 pm

1. **Call to Order**
2. **Pledge of Allegiance to the Flag**
3. **Roll Call**
4. **Approval of the Meeting Minutes – June 16, 2022**
5. **Oath to Tell the Truth**
6. **Changes to the Agenda (requests for postponements, withdrawals, or change in order of cases)**
7. **Postponed Cases:**

**CASE 1: BZA-22-18 – KASPER RESIDENCE – 4267 Shire Cove Road**

**PARCEL NUMBER:** 050-003139 (Shire Cove – Lot 72)

**APPLICANT:** Helen Kasper / Larry Kasper, 4267 Shire Cove Road, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a hot tub (private pool).

8. **New Cases:**

**CASE 2: BZA-22-21 – CHASE BANK – 4199 Parkway Lane**

**PARCEL NUMBER:** 050-003211

**APPLICANT:** Rachel Wolff, Mannik Smith Group, 1160 Dublin Road, Suite 100, Columbus, OH 43215; Vaughn Benson, FMS Architects, 995 W. 3<sup>rd</sup> Avenue, Columbus, OH 43212; Max Hartings, Equity, 4653 Trueman Boulevard, Suite 100, Hilliard, OH 43026; Jim Byun AIA, NCARB, J.P. Morgan Chase & Co., 10 S. Dearborn Street, 25<sup>th</sup> Floor, Chicago, IL 60603; Central Ohio Transit Authority, 1600 McKinley Avenue, Columbus, OH 43222.

**REQUEST:** Review and approval of variances to the Hilliard Zoning Code for a 0.89-acre bank:

- [1] Section 1111.03(a) to reduce the minimum required lot size from 1 acre to 0.89-acre;
- [2] Section 1111.03(b) to reduce the building setback along Cemetery Road from 50 feet to 34 feet;
- [3] Section 1121.02(b)(3) to reduce the rear yard setback from 6 feet to 0 feet for a shared parking lot;
- [4] Section 1125.04(g) to waive street tree requirements;
- [5] Section 1125.05(b) to reduce the required vehicular landscape buffer along Parkway Lane from 20 feet to 10 feet and along the southern property line from 10 feet to 0 feet and to waive required landscape plantings along the west property line;
- [6] Section 1127.02(g) to increase maximum parking from 20 to 31 spaces for a shared-use lot; and
- [7] Sections 1127.04(b)(3) and 1127.04(b)(4) to reduce the required width of an ATM drive thru lane and stacking from 14 feet to 8 feet.

**CASE 3: BZA-22-22 – WHIT’S FROZEN CUSTARD – 4138 Main Street**

**PARCEL NUMBER:** 050-000051

**APPLICANT:** Whit’s Frozen Custard, c/o Judy Vitale, 1177 Warren Road, Ostrander, OH 43061

**REQUEST:** Review and approval of variance to Hilliard Code Section 1127.04(b)(1) to permit gravel as a parking lot surface within the rear yard of a commercial building on 0.195-acre.

**CASE 4: BZA-22-23 – GEE RESIDENCE – 4380 Jennydawn Place**

**PARCEL NUMBER:** 050-007352 (Darby Glen Section 3, Phase 1 – Lot 216)

**APPLICANT:** Meghan Gee, 4380 Jennydawn Place, Hilliard, OH 43026.

**REQUEST:** Review and approval of variances to Hilliard Code Section 1121.02(d)(1)(I) to permit a six-foot privacy fence along a secondary front lot line in lieu of a required 4-foot decorative aluminum fence and Section 1121.02(d)(1)(G) to permit more than one fence type per property line.

**CASE 5: BZA-22-24 – AMAZON DATA CENTER – 4120 Scioto Darby Road**

**PARCEL NUMBERS:** 050-003336, 050-002806, 050-003210, 050-0002427, 050-002299 & 050-002301

**APPLICANT:** Amazon Data Services, Inc., 410 Terry Avenue North, Seattle, WA 98108; c/o Isabella Culliton, Kimley-Horn, 7965 North High Street, Columbus, OH 43235.

**REQUEST:** Review and approval of variances to the Hilliard Zoning Code for a 152.13-acre data center complex:

- [1] Section 1113.03(b) to increase the maximum building height from 45 feet to 63 feet for Buildings B, C, D and E;
- [2] Section 1121.02(d)(1)(G) to permit more than one fence type along a single property line;
- [3] Section 1121.02(d)(3) to permit the placement of security fencing forward of the primary structure/building line;
- [4] Section 1121.02(d)(4)(A) to increase the maximum permitted fence height from 7 feet to 8 feet;
- [5] Section 1125.04(i) to reduce/waive the required number of replacement tree inches;
- [6] Section 1125.05(b) to waive the required 10-foot vehicular use area buffer and landscaping along non-residential uses;
- [7] Section 1125.05(c)(3) to increase the maximum landscape island separation of 100 feet;
- [8] Section 11270.2(g) to increase the maximum allowed parking; and
- [9] Section 1127.04(b)(1) to permit gravel in lieu of pavement for a utility substation service yard.

**CASE 6: BZA-22-25 – AGEAN HOT TUBS & BATHROOMS – 4421 Cemetery Road**

**PARCEL NUMBER:** 050-002292

**APPLICANT:** Chris Fosnough, Agean Hot Tubs & Bathrooms, 4421 Cemetery Road, Hilliard, OH 43026; Buckeye Lane, LLC. 9756 Princeton Glendale Road, Cincinnati, OH 45246.

**REQUEST:** Review and approval of a temporary use under the provisions of Section 1106.02 to permit an annual tent sale.

**CASE 7: BZA-22-26 – OPALEK RESIDENCE – 4867 Barbeau Lane**

**PARCEL NUMBER:** 050-010417 (Estates at Hoffman Farms Section 2 Phase 4 – Lot 153)

**APPLICANT:** David Opalek, 4867 Barbeau Lane, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a locking cover in lieu of a fence around a jacuzzi (private pool) and from Section 1121.06(f)(2) to reduce the required rear setback from 10 feet to 8.5 feet.

**CASE 8: BZA-22-27 – JONES RESIDENCE – 3394 Woodland Drive**

**PARCEL NUMBER:** 053-000086 (Heritage Preserve Section 1 Phase 2 – Lot 43)

**APPLICANT:** Tasha Jones, 3394 Woodland Drive, Hilliard, OH 43026

**REQUEST:** Review and approval of a variance from Hilliard Code Section 1121.02(d)(5) to permit a pool with an automatic cover in lieu of a fence around the pool.

## 9. Communications

## 10. Adjournment

[END OF AGENDA | JULY 21, 2022]